

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## February 2024

Sales of new single-family homes continue to grow nationwide, rising 1.5% month-over-month and 1.8% year-over-year to a seasonally adjusted annual rate of 661,000 units, according to the latest data from the U.S. Census Bureau and the Department of Housing and Urban Development. The median sales price for new homes rose 1.8% from the previous month to \$420,700, while the average sales price was up 8.3% to \$534,300 at last measure. For the 12-month period spanning March 2023 through February 2024, Pending Sales in the Greenwood Association of REALTORS® region dropped 10.3 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales went up 122.2 percent.

The overall Median Sales Price were up 9.1 percent to \$240,000. The property type with the largest gain was the Condos segment, where prices improved 16.8 percent to \$168,125. The price range that tended to sell the quickest was the \$150,000 and Below range at 72 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 146 days.

Market-wide, inventory levels rose 10.6 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale went up 50.0 percent. That amounts to 3.0 months of inventory for Single-Family Homes and 1.9 months of inventory for Condos.

## Quick Facts

**+ 122.2%**

**+ 6.1%**

**- 7.1%**

Price Range with  
Strongest Sales:  
**\$1,000,001 and Above**

Bedroom Count with  
Strongest Sales:  
**4 Bedrooms or More**

Property Type With  
Strongest Sales:  
**Single-Family Homes**

Pending Sales	<b>2</b>
Closed Sales	<b>3</b>
Days On Market Until Sale	<b>4</b>
Median Sales Price	<b>5</b>
Percent of List Price Received	<b>6</b>
Inventory of Homes for Sale	<b>7</b>
Months Supply of Inventory	<b>8</b>



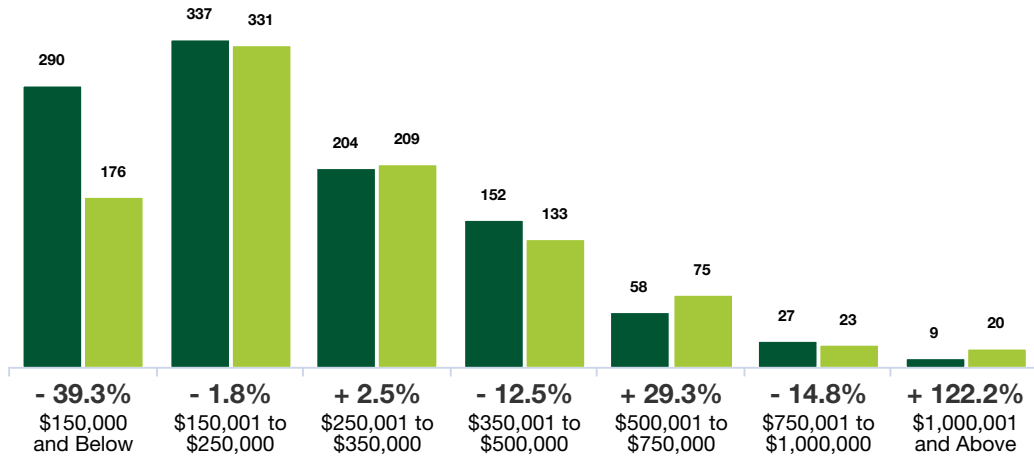
# Pending Sales

A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



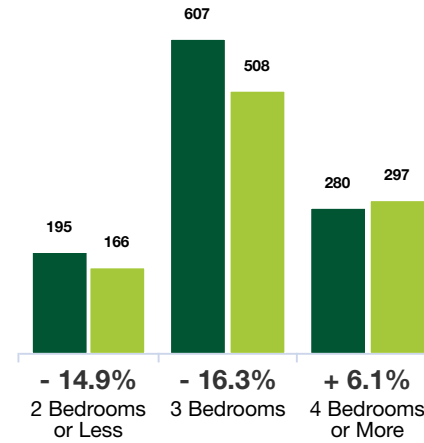
## By Price Range

■ 2-2023 ■ 2-2024



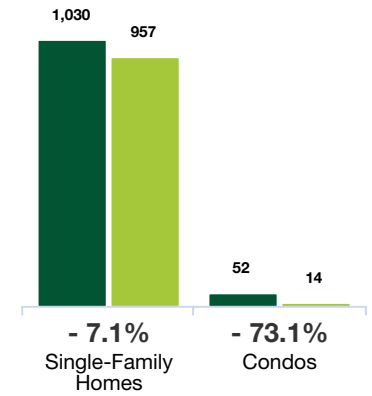
## By Bedroom Count

■ 2-2023 ■ 2-2024



## By Property Type

■ 2-2023 ■ 2-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
\$150,000 and Below	290	176	- 39.3%	255	173	- 32.2%	35	3	- 91.4%
\$150,001 to \$250,000	337	331	- 1.8%	323	322	- 0.3%	14	9	- 35.7%
\$250,001 to \$350,000	204	209	+ 2.5%	202	208	+ 3.0%	2	1	- 50.0%
\$350,001 to \$500,000	152	133	- 12.5%	151	132	- 12.6%	1	1	0.0%
\$500,001 to \$750,000	58	75	+ 29.3%	58	75	+ 29.3%	0	0	0.0%
\$750,001 to \$1,000,000	27	23	- 14.8%	27	23	- 14.8%	0	0	0.0%
\$1,000,001 and Above	9	20	+ 122.2%	9	20	+ 122.2%	0	0	0.0%
<b>All Price Ranges</b>	<b>1,082</b>	<b>971</b>	<b>- 10.3%</b>	<b>1,030</b>	<b>957</b>	<b>- 7.1%</b>	<b>52</b>	<b>14</b>	<b>- 73.1%</b>
By Bedroom Count	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
2 Bedrooms or Less	195	166	- 14.9%	158	159	+ 0.6%	37	7	- 81.1%
3 Bedrooms	607	508	- 16.3%	593	502	- 15.3%	14	6	- 57.1%
4 Bedrooms or More	280	297	+ 6.1%	279	296	+ 6.1%	1	1	0.0%
<b>All Bedroom Counts</b>	<b>1,082</b>	<b>971</b>	<b>- 10.3%</b>	<b>1,030</b>	<b>957</b>	<b>- 7.1%</b>	<b>52</b>	<b>14</b>	<b>- 73.1%</b>

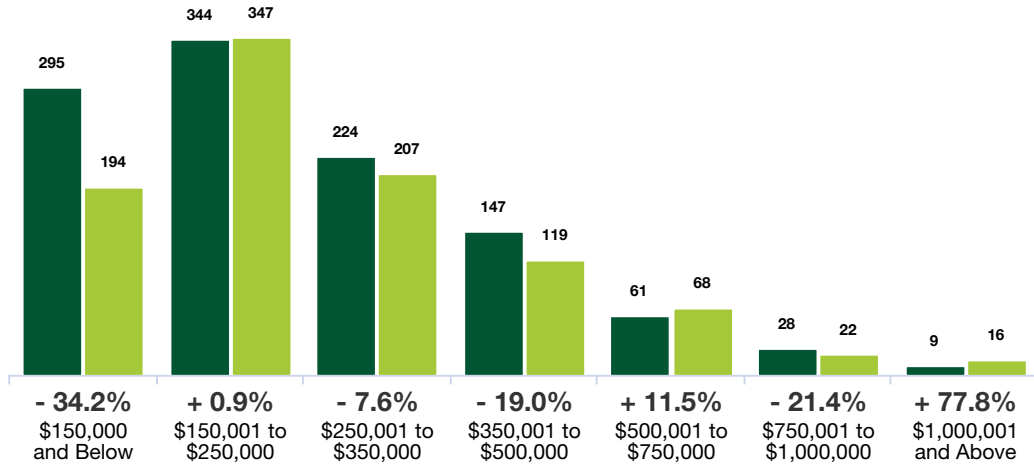
# Closed Sales

A count of the actual sales that closed. **Based on a rolling 12-month total.**



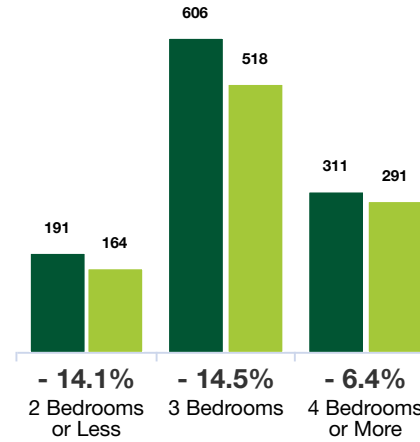
## By Price Range

■ 2-2023 ■ 2-2024



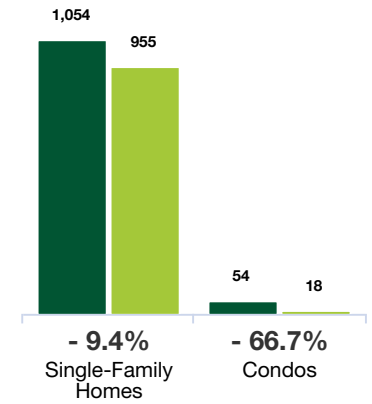
## By Bedroom Count

■ 2-2023 ■ 2-2024



## By Property Type

■ 2-2023 ■ 2-2024



### All Properties

By Price Range	2-2023	2-2024	Change
\$150,000 and Below	295	194	- 34.2%
\$150,001 to \$250,000	344	347	+ 0.9%
\$250,001 to \$350,000	224	207	- 7.6%
\$350,001 to \$500,000	147	119	- 19.0%
\$500,001 to \$750,000	61	68	+ 11.5%
\$750,001 to \$1,000,000	28	22	- 21.4%
\$1,000,001 and Above	9	16	+ 77.8%
<b>All Price Ranges</b>	<b>1,108</b>	<b>973</b>	<b>- 12.2%</b>

### Single-Family Homes

By Price Range	2-2023	2-2024	Change
\$150,000 and Below	261	187	- 28.4%
\$150,001 to \$250,000	328	338	+ 3.0%
\$250,001 to \$350,000	220	206	- 6.4%
\$350,001 to \$500,000	147	118	- 19.7%
\$500,001 to \$750,000	61	68	+ 11.5%
\$750,001 to \$1,000,000	28	22	- 21.4%
\$1,000,001 and Above	9	16	+ 77.8%
<b>All Price Ranges</b>	<b>1,054</b>	<b>955</b>	<b>- 9.4%</b>

### Condos

By Price Range	2-2023	2-2024	Change
\$150,000 and Below	34	7	- 79.4%
\$150,001 to \$250,000	16	9	- 43.8%
\$250,001 to \$350,000	4	1	- 75.0%
\$350,001 to \$500,000	0	1	--
\$500,001 to \$750,000	0	0	0.0%
\$750,001 to \$1,000,000	0	0	0.0%
\$1,000,001 and Above	0	0	0.0%
<b>All Price Ranges</b>	<b>54</b>	<b>18</b>	<b>- 66.7%</b>

### By Bedroom Count

By Bedroom Count	2-2023	2-2024	Change
2 Bedrooms or Less	191	164	- 14.1%
3 Bedrooms	606	518	- 14.5%
4 Bedrooms or More	311	291	- 6.4%
<b>All Bedroom Counts</b>	<b>1,108</b>	<b>973</b>	<b>- 12.2%</b>

### By Bedroom Count

By Bedroom Count	2-2023	2-2024	Change
2 Bedrooms or Less	155	153	- 1.3%
3 Bedrooms	589	512	- 13.1%
4 Bedrooms or More	310	290	- 6.5%
<b>All Bedroom Counts</b>	<b>1,054</b>	<b>955</b>	<b>- 9.4%</b>

### By Property Type

By Property Type	2-2023	2-2024	Change
Single-Family Homes	1,054	955	- 9.4%
Condos	54	18	- 66.7%

# Days On Market Until Sale

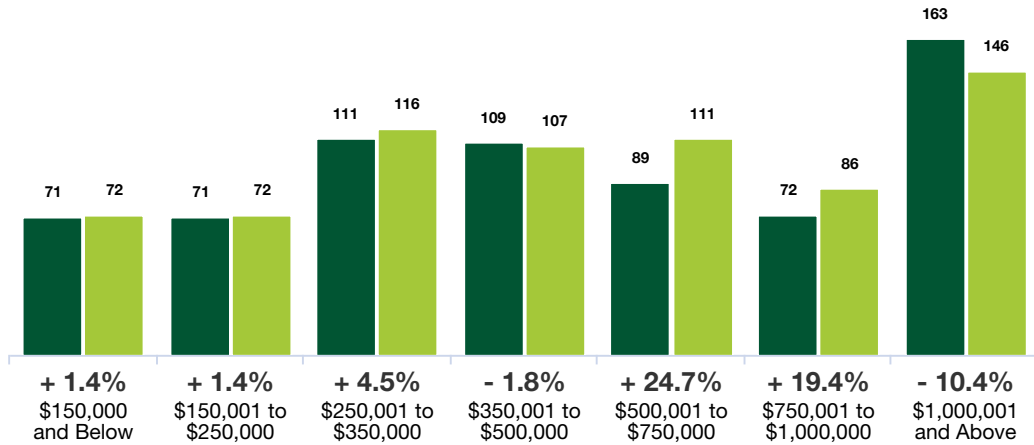
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



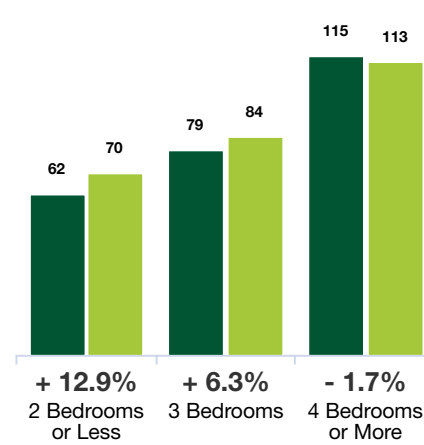
## By Price Range

■ 2-2023 ■ 2-2024



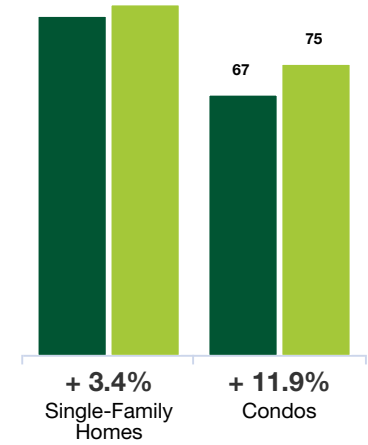
## By Bedroom Count

■ 2-2023 ■ 2-2024



## By Property Type

■ 2-2023 ■ 2-2024



### All Properties

By Price Range	2-2023	2-2024	Change
\$150,000 and Below	71	72	+ 1.4%
\$150,001 to \$250,000	71	72	+ 1.4%
\$250,001 to \$350,000	111	116	+ 4.5%
\$350,001 to \$500,000	109	107	- 1.8%
\$500,001 to \$750,000	89	111	+ 24.7%
\$750,001 to \$1,000,000	72	86	+ 19.4%
\$1,000,001 and Above	163	146	- 10.4%
<b>All Price Ranges</b>	<b>86</b>	<b>90</b>	<b>+ 4.7%</b>

### Single-Family Homes

By Bedroom Count	2-2023	2-2024	Change
2 Bedrooms or Less	62	70	+ 12.9%
3 Bedrooms	79	84	+ 6.3%
4 Bedrooms or More	115	113	- 1.7%
<b>All Bedroom Counts</b>	<b>86</b>	<b>90</b>	<b>+ 4.7%</b>

### Condos

By Price Range	2-2023	2-2024	Change
\$150,000 and Below	73	71	- 2.7%
\$150,001 to \$250,000	71	73	+ 2.8%
\$250,001 to \$350,000	111	117	+ 5.4%
\$350,001 to \$500,000	109	107	- 1.8%
\$500,001 to \$750,000	89	111	+ 24.7%
\$750,001 to \$1,000,000	72	86	+ 19.4%
\$1,000,001 and Above	163	146	- 10.4%
<b>All Price Ranges</b>	<b>87</b>	<b>90</b>	<b>+ 3.4%</b>

By Price Range	2-2023	2-2024	Change
\$150,000 and Below	55	99	+ 80.0%
\$150,001 to \$250,000	85	62	- 27.1%
\$250,001 to \$350,000	99	37	- 62.6%
\$350,001 to \$500,000	--	58	--
\$500,001 to \$750,000	--	--	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	--	--
<b>All Price Ranges</b>	<b>67</b>	<b>75</b>	<b>+ 11.9%</b>

By Bedroom Count	2-2023	2-2024	Change
2 Bedrooms or Less	64	69	+ 7.8%
3 Bedrooms	78	84	+ 7.7%
4 Bedrooms or More	115	113	- 1.7%
<b>All Bedroom Counts</b>	<b>87</b>	<b>90</b>	<b>+ 3.4%</b>

By Price Range	2-2023	2-2024	Change
\$150,000 and Below	55	99	+ 80.0%
\$150,001 to \$250,000	85	62	- 27.1%
\$250,001 to \$350,000	99	37	- 62.6%
\$350,001 to \$500,000	--	58	--
\$500,001 to \$750,000	--	--	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	--	--
<b>All Price Ranges</b>	<b>67</b>	<b>75</b>	<b>+ 11.9%</b>

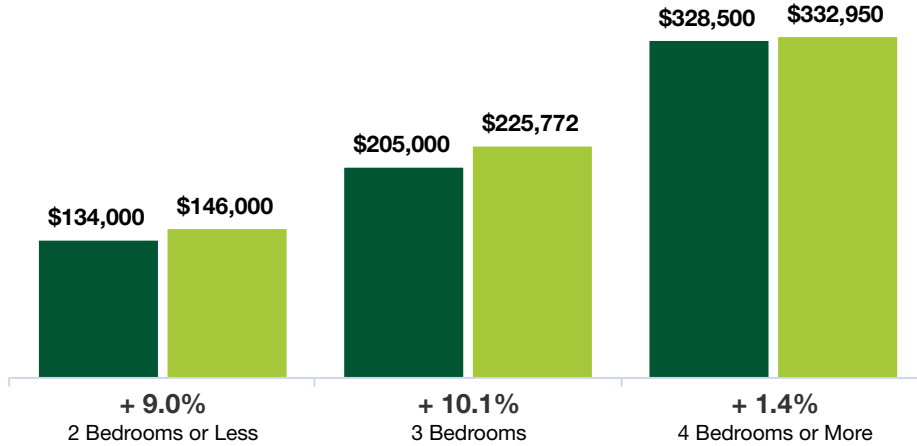
# Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



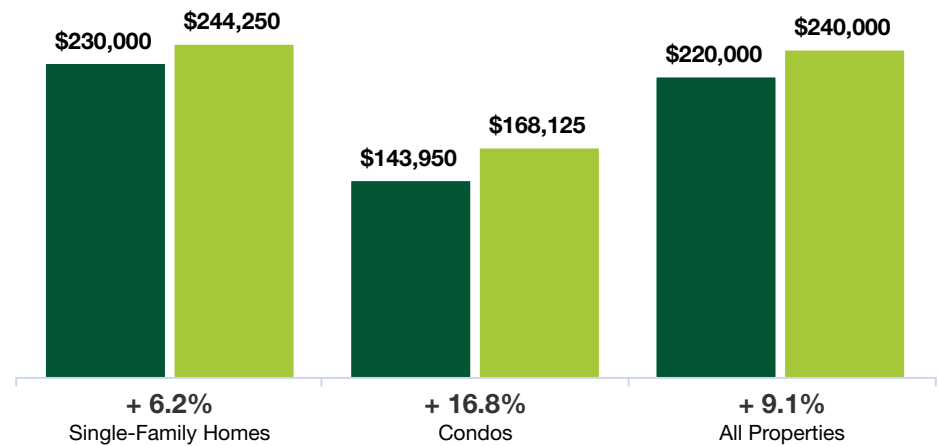
## By Bedroom Count

■ 2-2023 ■ 2-2024



## By Property Type

■ 2-2023 ■ 2-2024



### All Properties

#### By Bedroom Count

	2-2023	2-2024	Change
2 Bedrooms or Less	\$134,000	\$146,000	+ 9.0%
3 Bedrooms	\$205,000	\$225,772	+ 10.1%
4 Bedrooms or More	\$328,500	\$332,950	+ 1.4%
<b>All Bedroom Counts</b>	<b>\$220,000</b>	<b>\$240,000</b>	<b>+ 9.1%</b>

### Single-Family Homes

	2-2023	2-2024	Change
Single-Family Homes	\$230,000	\$244,250	+ 6.2%

### Condos

	2-2023	2-2024	Change
Condos	\$143,950	\$168,125	+ 16.8%

# Percent of List Price Received

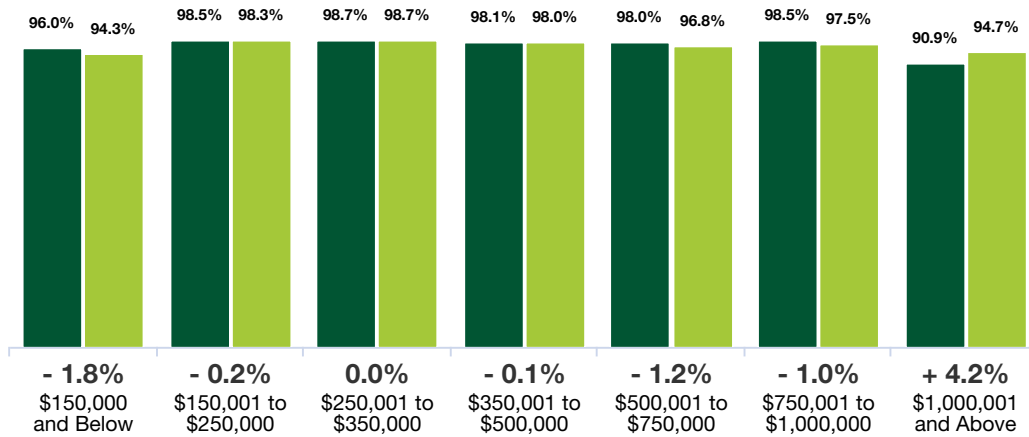


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

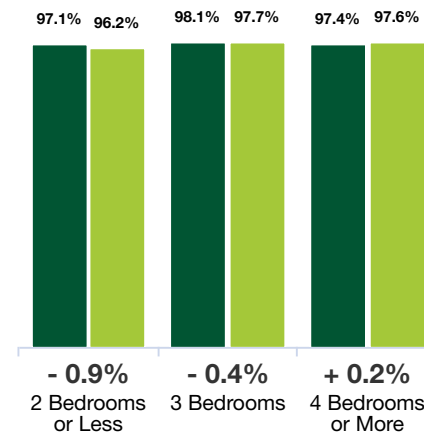
## By Price Range

■ 2-2023 ■ 2-2024



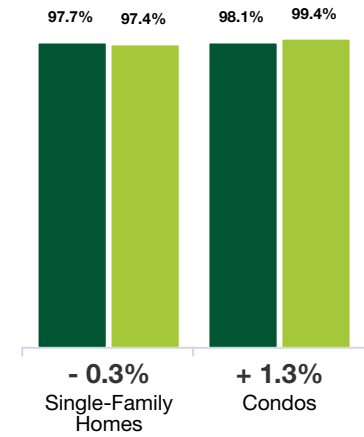
## By Bedroom Count

■ 2-2023 ■ 2-2024



## By Property Type

■ 2-2023 ■ 2-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
\$150,000 and Below	96.0%	94.3%	-1.8%	95.7%	94.1%	-1.7%	97.9%	100.4%	+2.6%
\$150,001 to \$250,000	98.5%	98.3%	-0.2%	98.5%	98.3%	-0.2%	98.3%	98.7%	+0.4%
\$250,001 to \$350,000	98.7%	98.7%	0.0%	98.7%	98.7%	0.0%	99.0%	100.0%	+1.0%
\$350,001 to \$500,000	98.1%	98.0%	-0.1%	98.1%	98.0%	-0.1%	--	97.6%	--
\$500,001 to \$750,000	98.0%	96.8%	-1.2%	98.0%	96.8%	-1.2%	--	--	--
\$750,001 to \$1,000,000	98.5%	97.5%	-1.0%	98.5%	97.5%	-1.0%	--	--	--
\$1,000,001 and Above	90.9%	94.7%	+4.2%	90.9%	94.7%	+4.2%	--	--	--
<b>All Price Ranges</b>	<b>97.7%</b>	<b>97.4%</b>	<b>-0.3%</b>	<b>97.7%</b>	<b>97.4%</b>	<b>-0.3%</b>	<b>98.1%</b>	<b>99.4%</b>	<b>+1.3%</b>
By Bedroom Count	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
2 Bedrooms or Less	97.1%	96.2%	-0.9%	96.8%	95.9%	-0.9%	98.2%	100.7%	+2.5%
3 Bedrooms	98.1%	97.7%	-0.4%	98.1%	97.7%	-0.4%	98.3%	96.9%	-1.4%
4 Bedrooms or More	97.4%	97.6%	+0.2%	97.4%	97.5%	+0.1%	93.1%	100.0%	+7.4%
<b>All Bedroom Counts</b>	<b>97.7%</b>	<b>97.4%</b>	<b>-0.3%</b>	<b>97.7%</b>	<b>97.4%</b>	<b>-0.3%</b>	<b>98.1%</b>	<b>99.4%</b>	<b>+1.3%</b>

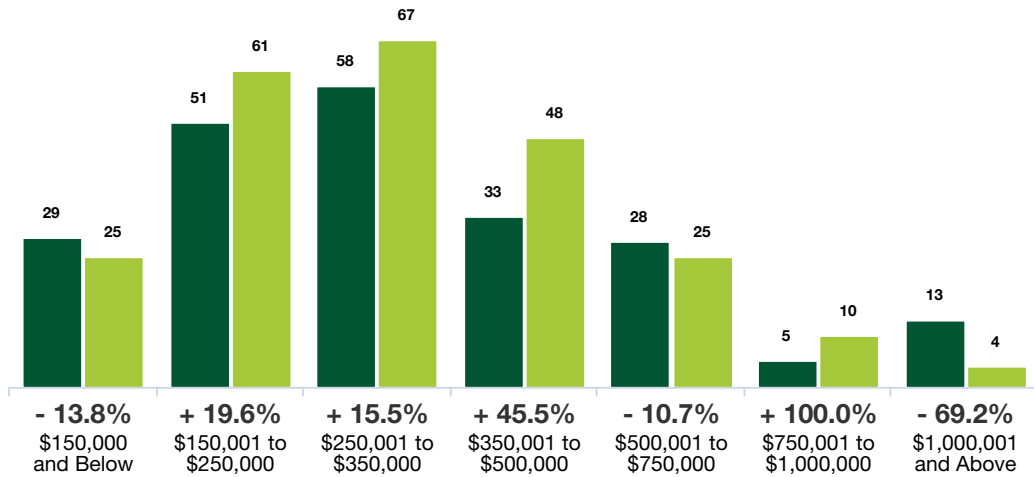
# Inventory of Homes for Sale



The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

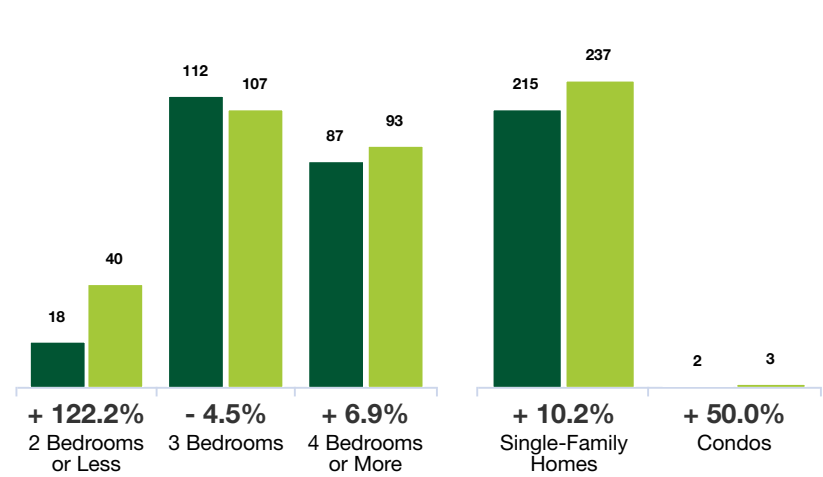
## By Price Range

■ 2-2023 ■ 2-2024



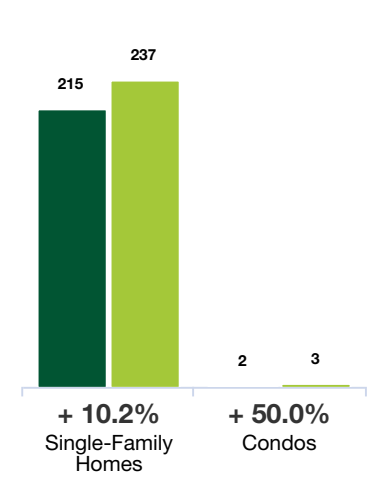
## By Bedroom Count

■ 2-2023 ■ 2-2024



## By Property Type

■ 2-2023 ■ 2-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
\$150,000 and Below	29	25	- 13.8%	29	25	- 13.8%	0	0	0.0%
\$150,001 to \$250,000	51	61	+ 19.6%	49	58	+ 18.4%	2	3	+ 50.0%
\$250,001 to \$350,000	58	67	+ 15.5%	58	67	+ 15.5%	0	0	0.0%
\$350,001 to \$500,000	33	48	+ 45.5%	33	48	+ 45.5%	0	0	0.0%
\$500,001 to \$750,000	28	25	- 10.7%	28	25	- 10.7%	0	0	0.0%
\$750,001 to \$1,000,000	5	10	+ 100.0%	5	10	+ 100.0%	0	0	0.0%
\$1,000,001 and Above	13	4	- 69.2%	13	4	- 69.2%	0	0	0.0%
<b>All Price Ranges</b>	<b>217</b>	<b>240</b>	<b>+ 10.6%</b>	<b>215</b>	<b>237</b>	<b>+ 10.2%</b>	<b>2</b>	<b>3</b>	<b>+ 50.0%</b>
By Bedroom Count	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
2 Bedrooms or Less	18	40	+ 122.2%	17	37	+ 117.6%	1	3	+ 200.0%
3 Bedrooms	112	107	- 4.5%	111	107	- 3.6%	1	0	- 100.0%
4 Bedrooms or More	87	93	+ 6.9%	87	93	+ 6.9%	0	0	0.0%
<b>All Bedroom Counts</b>	<b>217</b>	<b>240</b>	<b>+ 10.6%</b>	<b>215</b>	<b>237</b>	<b>+ 10.2%</b>	<b>2</b>	<b>3</b>	<b>+ 50.0%</b>

# Months Supply of Inventory

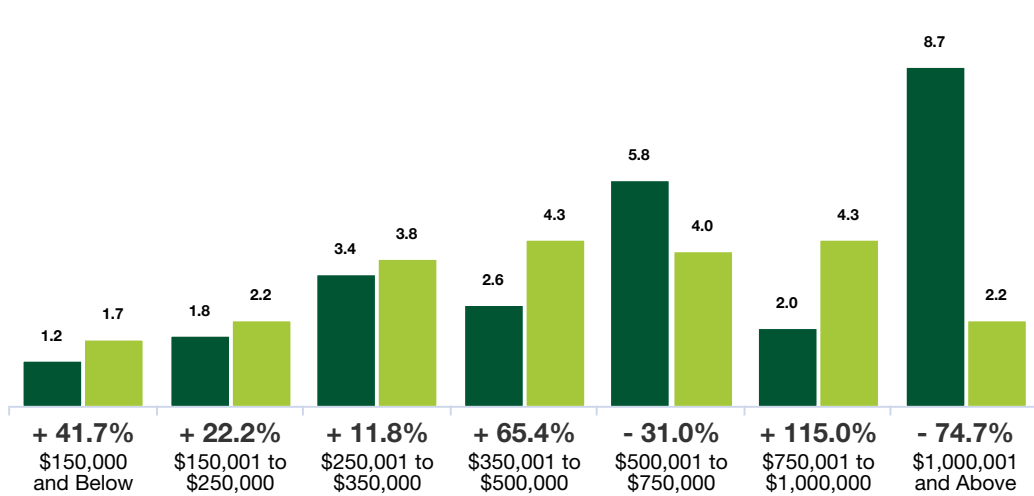


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

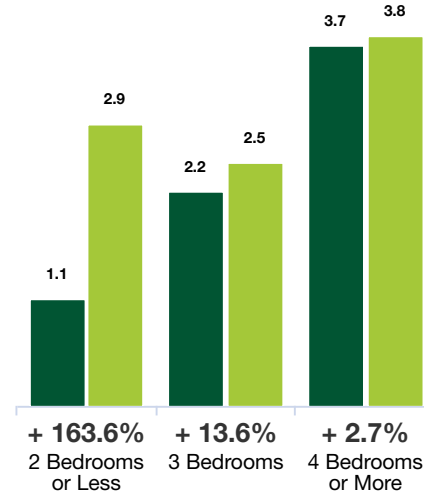
## By Price Range

■ 2-2023 ■ 2-2024



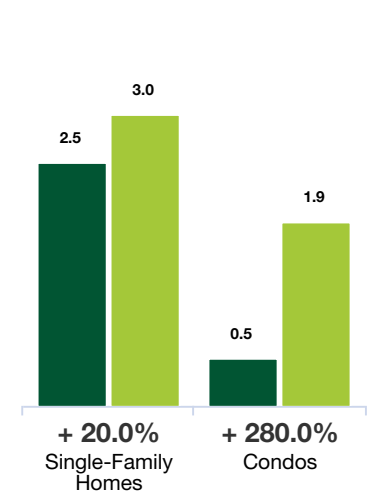
## By Bedroom Count

■ 2-2023 ■ 2-2024



## By Property Type

■ 2-2023 ■ 2-2024



### All Properties

By Price Range	2-2023	2-2024	Change
\$150,000 and Below	1.2	1.7	+ 41.7%
\$150,001 to \$250,000	1.8	2.2	+ 22.2%
\$250,001 to \$350,000	3.4	3.8	+ 11.8%
\$350,001 to \$500,000	2.6	4.3	+ 65.4%
\$500,001 to \$750,000	5.8	4.0	- 31.0%
\$750,001 to \$1,000,000	2.0	4.3	+ 115.0%
\$1,000,001 and Above	8.7	2.2	- 74.7%
<b>All Price Ranges</b>	<b>2.4</b>	<b>3.0</b>	<b>+ 25.0%</b>

### Single-Family Homes

By Price Range	2-2023	2-2024	Change
\$150,000 and Below	1.4	1.7	+ 21.4%
\$150,001 to \$250,000	1.8	2.2	+ 22.2%
\$250,001 to \$350,000	3.4	3.9	+ 14.7%
\$350,001 to \$500,000	2.6	4.4	+ 69.2%
\$500,001 to \$750,000	5.8	4.0	- 31.0%
\$750,001 to \$1,000,000	2.0	4.3	+ 115.0%
\$1,000,001 and Above	8.7	2.2	- 74.7%
<b>All Price Ranges</b>	<b>2.5</b>	<b>3.0</b>	<b>+ 20.0%</b>

### Condos

By Price Range	2-2023	2-2024	Change
\$150,000 and Below	--	--	--
\$150,001 to \$250,000	1.0	2.0	+ 100.0%
\$250,001 to \$350,000	--	--	--
\$350,001 to \$500,000	--	--	--
\$500,001 to \$750,000	--	--	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	--	--
<b>All Price Ranges</b>	<b>0.5</b>	<b>1.9</b>	<b>+ 280.0%</b>

### By Bedroom Count

By Bedroom Count	2-2023	2-2024	Change
2 Bedrooms or Less	1.1	2.9	+ 163.6%
3 Bedrooms	2.2	2.5	+ 13.6%
4 Bedrooms or More	3.7	3.8	+ 2.7%
<b>All Bedroom Counts</b>	<b>2.4</b>	<b>3.0</b>	<b>+ 25.0%</b>

### Single-Family Homes

By Bedroom Count	2-2023	2-2024	Change
2 Bedrooms or Less	1.3	2.8	+ 115.4%
3 Bedrooms	2.2	2.6	+ 18.2%
4 Bedrooms or More	3.7	3.8	+ 2.7%
<b>All Bedroom Counts</b>	<b>2.5</b>	<b>3.0</b>	<b>+ 20.0%</b>

### Condos

By Bedroom Count	2-2023	2-2024	Change
2 Bedrooms or Less	0.3	2.1	+ 600.0%
3 Bedrooms	0.6	--	--
4 Bedrooms or More	--	--	--
<b>All Bedroom Counts</b>	<b>0.5</b>	<b>1.9</b>	<b>+ 280.0%</b>